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May 4, 2021

CHARLES G. KRATTENMAKER, JR.
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OF COUNSEL: RAYMOND SAYEG

Christian Klein, Chairperson
Arlington Zoning Board of Appeals
51 Grove Street
Arlington, MA 02476

Re: 1165R Massachusetts Avenue, Arlington, MA (the "Property") Meeting with
Neighborhood Representatives

Dear Chairperson Klein:

On April 1, 2021, my client 1165 Mass MA Property LLC and its traffic engineer, Bryan Zimolka from Nitsch Engineering (collectively referred to as the "Applicant"), met with three representatives from the neighborhood to discuss potential improvements to Ryder Street from the exit of the Property onto Ryder Street to Forest Street (hereinafter referred to as the "South Side of Ryder Street"). The Applicant believes it was a productive meeting.

This letter is intended to convey the improvements the Applicant is prepared to agree to. They include the following:

- Repaving the South Side of Ryder Street from the Property exit to the intersection of Forest and Ryder Streets.
- Repaving the existing sidewalk to create a continuous accessible sidewalk on the southside of Ryder Street along the side of Ryder Street that abuts 9 Ryder Street to Forest Street.
- Installing a "tabletop", so-called, at the intersection of the exit to the Property driveway and Ryder Street as a traffic calming measure.
- Installing wheelchair ramps and painted crosswalks to make the southside of Ryder Street to Forest Street accessible.
- Providing for parking along the right side of the Ryder Street exit from the property for parking. This onsite parking is intended to deter visitor parking on Ryder Street.
- Recommending to the Town that it install a sign on the Town-owned portion of Ryder Street, which abuts 9 Ryder Street, that restricts parking as follows: "Parking for Ryder Street Residents only".

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- Charging residents for onsite parking. Parking fees will not be bundled with monthly rent charges
- Inserting into resident leases, inter alia, provisions that there is: (a) no right turn out of the Ryder Street exit to the Property; and (b) no resident parking on Ryder Street and Beck Road for residents of the Property. A breach of these provisions would constitute a lease termination event.
- Having onsite property management available to receive neighborhood telephone calls concerning any residents violating the parking restrictions referred to above.

The neighbors and the Applicant discussed Ryder Street being delineated as a street with two dedicated lanes of travel. However, the encroachment of the front yards of 2 Ryder Street and 22 Forest Street into the South Side of Ryder Street has reduced the width of Ryder Street. The other factor is that Ryder Street residents park on the South Side of Ryder Street (the portion owned by the Town of Arlington through a taking) adjacent to 9 Ryder Street.

The Applicant is not recommending any action to remove the parking spaces by the Town nor is it seeking to have the paved area of the roadway widened by requiring that the residents of 2 Ryder or 22 Forest Streets remove their encroachments. However, these circumstances were not of the Applicant's making and given that the revised traffic impact study performed by Nitsch Engineering indicates that utilizing the Ryder Street exit to the Property as egress only for residents, results in no additional trips during peak hours and suggests that dramatic changes to either the configuration of Ryder Street or the Applicant's use of south Ryder Street is not warranted.

The neighbors have repeatedly expressed during public hearings and our neighborhood meeting that a significant source of concern is the traffic resulting from the occupants of north Ryder Street. The reports are that certain commercial vehicles travel at an excessive speed for the area and that they park and block the Minuteman Bikeway. The Town, not the Applicant, has the authority to address these concerns.

The Applicant does not control to the north of Ryder Street. The north of Ryder Street is likewise a private way. It is the neighbors' and Applicant's understanding that certain of the property to the north of Ryder Street is on the market. The Applicant suggests that whomever purchases the property could be directed to install a handicap accessible sidewalk, extending what the Applicant intends to install to the south of Ryder Street.

The Applicant previously submitted a comprehensive list of Transportation Demand Management Measures, which it has expanded upon (collectively referred to as "TDM"). Copies of the initial and the expanded TDM measures are enclosed.

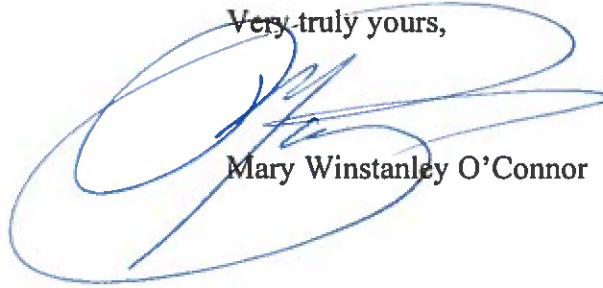
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The Applicant has endeavored in good faith to address the concerns of the neighbors and is prepared to make the improvements referenced above, notwithstanding the fact that the Applicant's proposed use is not increasing the traffic flow from the Ryder Street exit point from the Property.

The Applicant appreciates the thoughtful approach of the neighbors' representatives and the interactive process that has occurred. The Applicant also is appreciate of the commitment and efforts of the Zoning Board.

Very truly yours,



Mary Winstanley O'Connor

MWO/ccg
Enclosures
6926

cc: Kelly Lynema, Senior Planner (via email)
Patrick Hanlon, Vice Chairperson (via email)
Jenny Raitt, Director of Planning and Economic Development (via email)
Rick Vallarelli, Administrator (via email)
Marta J. Nover, Vice President (via email)
Paul Haverty, Esq. (via email)
William P. McGrath, PE (via email)
Laura Krause (via email)
Greg Lucas (via email)
Douglas Heim, Esq. (via email)
Alex Tee (via email)

1165R Mass Ave Apartments

Initial Transportation Demand Management Measures (as listed in TIR)

- **Orientation Packets:** The Proponent will provide orientation packets to new residents and tenants containing information on site access and circulation; and available transportation choices, including transit routes/schedules and nearby vehicle sharing locations and bicycle facilities. On-site management will work with residents and tenants as they move in to help facilitate transportation for new arrivals.
- **Bicycle Accommodation:** The Proponent will provide interior and exterior bicycle storage in secure, sheltered areas for residents, as well as repair and maintenance stations. Subject to necessary approvals, public-use bicycle racks for visitors will be placed near building entrances and must adhere to the Town of Arlington's regulations.
- **Electric Vehicle Charging:** The Proponent will explore the feasibility of providing electric vehicle charging stations within the garages.
- **Shared-Car Services:** The Proponent will explore the feasibility of providing a shared car service (e.g., Zip Car) on-site to help reduce the need for residents to own a vehicle.
- **Transportation Coordinator:** The Proponent will designate a transportation coordinator to oversee transportation issues including parking, service and loading, and deliveries and will work with residents as they move in to raise awareness of public transportation, bicycling, and walking opportunities.
- **Project Web Site:** The web site will include transportation-related information for residents, workers, and visitors.
- **Transportation Monitoring Program:** The Proponent will implement a transportation monitoring program that will periodically monitor the TDM program through a Town of Arlington survey. The building TDM program shall be revised as necessary to update the elements as new trip reduction measures become available and/or certain programs become obsolete or ineffective.

1165R Mass Ave Apartments

Expanded Transportation Demand Management Measures

- Each new resident will be provided information as to transit alternatives, how parking will work and travel restrictions to and from the project site, ie one way in and out, etc.
- \$100 gift certificate per apartment upon lease execution to local bike store
- 5% of parking spaces to provide EV charging with ability to add more upon demand
- All resident parking will be charged at market rates for reserved and unreserved spaces. Parking costs will be unbundled from other lease costs.
- Provide continuous accessible sidewalk to project along the Mill Brook to Ryder Street/Forest Street/Mass Avenue
- On-site transportation director with active parking, biking and transportation management
- Short-term site parking for ride share, deliveries, visitors/prospective tenants including accessible parking
- Interior and exterior bike parking including cargo bikes
- Bike repair and maintenance stations
- All parking for resident and WorkBar tenant controlled with stickers/placards
- Shared parking with WorkBar accommodated within project parking (40 spaces during weekdays/10 spaces during evenings and weekends)